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PART - I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H2)

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN WALTAIR WARD, VISAKHAPATNAM.

[Memo. No. 32621/H2/2011, Municipal Administration & Urban Development, 25th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Town Survey No. 5/3 and 5/4 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 1170.58 Sq.Mtrs.(1400.00 Sq.Yards), the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Commercial land use by variation of change of land use, as the proposed site is abutting 80 feet wide road and surrounded by Commercial activity subject to widening of existing 23 feet road on Eastern side to 30 feet so as to have proper access to the internal locality, as shown in Map No. 20/2011, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the conditions; namely:-**

1. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
2. that the GVMC shall ensure the development of 30 feet wide road on Eastern side of the site at the time of using building permission.
3. that the applicant shall hand over the land for road widening on free of cost to the concerned authority through Registered Gift Deed.
4. that the applicant shall obtain permission for commercial building complying to the parking norms.
5. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
8. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Property belongs to M/s Neelima Times.

EAST : Siddardha Nagar Housing Colony.

SOUTH : Proposed 30 feet wide road.

WEST : 80 feet V.I.P. road.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN WALTAIR WARD, VISAKHAPATNAM URBAN (M), VISAKHAPATNAM DISTRICT.

[Memo. No. 7389/H2/2013, Municipal Administration & Urban Development, 28th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated : 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in T.S. No. 71 & 1036 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 905.11 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Commercial land use by variation of change of land use, as the proposed site is abutting existing 100 feet wide road and surrounded by Shopping Complexes, Hotels, Banks, Offices, Hospitals etc., as shown in Map No. 06/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam **subject to the conditions; namely:-**

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. that the applicant shall hand over land for road widening on free of cost to the concerned authority through Registered Gift Deed.
3. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force for commercial purpose.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Existing 30 feet wide road in T.S.No. 71 & 1036 of Waltair Ward, Visakhapatnam.

EAST : Existing 30 feet wide road in T.S.No. 71 & 1036 of Waltair Ward, Visakhapatnam.

SOUTH : Property belongs to Smt. M.Sita Devi and existing house bearing Door No. 10-1-39/A of Sri Surya Narayana in T.S.No. 71 & 1036 of Waltair Ward, Visakhapatnam.

WEST : Apartment building bearing Door No. 9-19-5 in T.S.No. 71 & 1036 of Waltair Ward, Visakhapatnam.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN WALTAIR WARD, VISAKHAPATNAM DISTRICT.

[Memo. No. 8936/H2/2013, Municipal Administration & Urban Development, 28th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated : 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975

(Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Plot Nos. 1 & 2 in approved Layout T.P.No. 30/48 in T.S.No. 5/p of Block No. 1 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 1249.16 Sq.Mtrs. the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Commercial Use by variation of change of land use, as the proposed site is abutting existing 19.40 m wide road and surrounded by Commercial Complex, Hotels, Shops, Colleges, Office Buildings etc., as shown in Map No. 09/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the conditions; namely:-**

1. that the applicant shall hand over land for road widening on free of cost to the concerned authority through Registered Gift Deed.
2. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporations before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
6. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Private road and building under construction bearing D.No. 9-14-1 in T.S.No. 5/p of Waltair Ward.

EAST : Existing builidng bearing D.No. 3-28-7 in Plot Nos. 5 & 6 in T.S.No. 5/p of Waltair Ward.

SOUTH : Vacant site in Plot No. 3 in T.S.No. 5/p of Waltair Ward.

WEST : 80 feet wide V.I.P. Road.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM PARTLY RESIDENTIAL AND PARTLY COMMERCIAL USE TO PUBLIC AND SEMI PUBLIC USE FOR CONSTRUCTION OF HOSPITAL BUILDING IN VENKOJIPALEM (V), VISAKHAPATNAM URBAN (M), VISAKHAPATNAM DISTRICT.

[Memo. No. 8668/H2/2013, Municipal Administration & Urban Development, 28th May, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated : 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Survey Nos. 19/1 Part & 2 Part of Venkojipalem (V), Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 9491.28 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for partly Residential Use and partly Commercial Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Public and Semi Public Use by variation of change of land use, as the proposed site is abutting N.H. - 5 and surrounded by Kalyana Mandapams, Petrol Bunks, Schools, Commercial Shops, Hospitals etc., as shown in Map No. 03/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the conditions; namely:-**

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. that the applicant shall hand over the land for road widening on free of cost to the concerned authority through Registered Gift Deed.
3. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority / Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Siri Complex Apartment bearing Door No. 1-1-82 in Sy.No. 26 of Venkojipalem.

EAST : Existing Gedda in Sy.No. 27 of Venkojipalem and existing 40 feet wide road.

SOUTH : Postal Staff Quarters bearing Door No. 1-57-5, VUDA land and CIO Office and Quarters in Sy.No. 19/3 Part of Venkojipalem.

WEST : Proposed 80 m wide N.H. -5 road in Sy.No. 23 of Venkojipalem.

B. SAM BOB,
Principal Secretary to Government.

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